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## Exceptional Villa On 3.6 Ha Plot, Latour Bas Elne

Latour-Bas-Elne , Pyrénées-Orientales , Occitanie



# €1,158,000

inc. of agency fees

4 Beds

250 sqm

Exceptional property of 255m<sup>2</sup> located on a plot of more than 3.6 hectares in the town of Latour-Bas-Elne. Dating from the 70s,...

### At a Glance

**Reference** MFH-CB84636735

**Bed** 4

**Near to** Latour-Bas-Elne

**Pool** Yes

**Price** €1,158,000

**Hab.Space** 250 sqm

**Land Tax** N/A

### Property Description

Exceptional property of 255m<sup>2</sup> located on a plot of more than 3.6 hectares in the town of Latour-Bas-Elne. Dating from the 70s, the villa was completely renovated in 2016 with high-end materials and offers quality services. In a green and peaceful environment it offers panoramic views of the surrounding agricultural fields, the Albères massif and Mont Canigou.

On the ground floor the house has an entrance, a large and bright living room of more than 80m<sup>2</sup> with large bay windows allowing you to fully enjoy the outdoors, a lounge area with a fireplace, a dining room and fully equipped open kitchen, laundry room. The sleeping area is made up of a very beautiful and complete master suite of 45m<sup>2</sup> with a large bedroom, a dressing room and a bathroom, two other bedrooms, a bathroom and a separate WC complete this level.

On the 1st floor the villa includes a second master suite (with dressing room and bathroom), a large room that can be used as an office or a second living room opening onto a 23m<sup>2</sup> terrace with splendid views.

The exteriors are divinely furnished and allow you to enjoy the Mediterranean climate in complete peace and quiet. The property has a swimming pool, a fully equipped summer kitchen, a pool house with shower and WC.

The property also has a large hangar that can accommodate several vehicles, a gym, a wine cellar as well as storage rooms.

The house has solar panels and an alarm.

Ideally located in the village of Latour-Bas-Elne, nestled between Elne and Saint Cyprien, 20 minutes from Perpignan, 10 minutes from the beaches of Saint Cyprien.

## Summary

Property type:	Modern Villa
Bedrooms:	4
Price	€1,158,000

## Key Information

Year Built:	1974
Internal Area:	250 sqm
Property Features:	
• Air-conditioning	
Swimming Pool?	Yes
Has Air Conditioning?	Yes

## Location: Occitanie



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